

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22428

Property Information

property address: 607 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 95, LOT 6-8 (PTS OF) & 10' OF ALLEY

owner name/address: LIN, CHENG CHENG  
1500 NORTH LOOP STE 1  
HOUSTON, TX 77009-1216

full business name:

land use category: Single-Fam Res type of business: RES

current zoning: C3 occupancy status: OCC

lot area (square feet): 7313 frontage along Texas Avenue (feet): 62

lot depth (feet): 120 sq. footage of building: 1204

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 18 # of stories: 1

type of buildings (specify): brick

building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) north side

tr=40 / prop side= 27 / rear=35

approximate construction date: 1970 accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) chain link fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6

lot type: ☐ asphalt ☐ concrete ☒ other DIRT

space sizes: sufficient off-street parking for existing land use: ☐ yes ☒ no W/A

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no  
comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) trailer w/tires  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☐ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? N/A ☐ yes ☐ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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